



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Aaron Olver, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 67
Commerce #: 53510-9999-78-A
BRRTS #: 03-33-001135
Site Name: Belmont Country Store
Site Address: 423 North Mound Avenue, Belmont, 53510
Site Manager: Randy Maass
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3224
e-mail: Randall.Maass@Wisconsin.Gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: Ralph.Smith@Wisconsin.Gov

Bid-Start Date:	July 5, 2010
Questions must be received by (See Section 2 (B)):	July 19, 2010, 4:00 PM
Responses will be posted by (See Section 2 (B)):	August 6, 2010
Bid-End Date and Time:	August 20, 2010, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing-Madison, 131 W Wilson St, Madison, WI 53703
Phone: (608) 257-8900 Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments:

All bidders must be committed to be the PECFA Agent for the Responsible Party at this site. The PECFA Agent is responsible for managing and carrying the costs for an environmental clean up on behalf of the Responsible Party and submitting a PECFA reimbursement claim. *Failure to provide this commitment will disqualify the bid response.*

The site has been a gasoline station and bulk facility since 1973. Contamination was discovered in 1991 when one 10,000-gallon and two 4,000-gallon unleaded gasoline, and one 4,000-gallon diesel, underground storage tanks (USTs) were removed and the pump islands were replaced. In 1994, a 300-gallon fuel oil and a 1,000 gallon waste oil UST were removed.

Soil is silty clay to clayey silt to depths of 5-9 feet below ground surface (bgs). Dolomite is present beneath soil to the maximum depth investigated, 47 feet bgs.

Ten monitoring wells, four of which cannot be located (MW-3, MW-7, MW-8, and MW-10), were installed in 1992 and 1993. Three groundwater extraction wells (RW-1, RW-2, and RW-3), one of which was later converted to a soil vapor extraction well (RW-1), were installed in 1995. Piezometer PZ-1 was installed in 2004. Conductivity at PZ-1 is 4.9×10^{-4} cm/sec. There is a downward vertical hydraulic gradient of approximately 0.30 at nested wells MW-4/PZ-1, which is more than ten times greater than the horizontal hydraulic gradient at the site.

An excavation to bedrock at 7 feet bgs in the area of the pump islands removed approximately 168 tons of contaminated soil in 1991. A groundwater extraction system operating from January 1996 to December 1998 removed approximately 5.5 lbs of PVOs. A soil vapor extraction (SVE) system operating from November 1996 to December 1998 removed approximately 80,000 lbs of PVOs.

Depth to groundwater at MW-4 near the source area ranged from 20 to 27 ft bgs from 1992 to 1994, prior to operation of the groundwater and soil vapor systems. Depth to groundwater at MW-4 from 2007 to 2009, post-dating operation of the remedial systems, ranged from 17 to 25 ft bgs. The most recent measurement of depth to groundwater at MW-4, in January 2010, was 22.73 ft.

Free product up to 2.2 feet thick was present intermittently at MW-4 from 1992 to 2000. Free product has been present consistently at MW-4 from August 2007 to January 2010, at thicknesses of 0.01 to 0.47 feet. The most recent thickness was 0.27 feet.

Contaminant concentrations in groundwater at MW-4 remain as high as during the early stages of the site investigation and remediation. Groundwater at MW-4 had 5,560 ppb benzene when last sampled (2/9/2009). Concentrations of benzene in groundwater at PZ-1 during six sampling rounds from 8/9/2007 to 2/9/2009 have ranged from 318 ppb to 1,330 ppb, without an obvious trend.

The former SVE system operated at RW-1, which is six inches in diameter and is screened at 28-43 feet bgs. The remediation shed and the piping from the shed to RW-1 remain at the site. The remediation shed has power, but the blower system has been removed. Diagrams of the remedial system are present in the site file, but the diagrams lack specifications for most of the components. However, the text of one of the site reports states that "If one of the existing blowers is utilized for vapor extraction, it is anticipated that a maximum of 40 inches of water vacuum will be feasible at the well"

(well RW-1). The O&M reports for the SVE system indicate that air velocity in a two-inch diameter line ranged from 300 to 1100 ft/min, total flow ranged from 7 scfm at an air velocity of 300 ft/min to 24 scfm at an air velocity of 1000 ft/min, and the reported removal rate of PVOCs by the SVE system ranged from 1.38 to 11.03 lbs/hour, except for an anomalous removal rate of 0.04 lbs/hour on the final measurement date.

Minimum Remedial Requirements:

The winning bidder must agree to be the agent for the responsible party following the procedures and responsibilities of the Commerce Agent Process.

<http://commerce.wi.gov/ER/ER-PECFA-Agents.html>

Complete specifications of the components of the remediation system are not present in the site file. The file contains only generalized diagrams of the system, which are posted with this bid. In addition, the condition of the equipment in the remediation shed is unknown. A site visit to examine the remedial equipment housed in the remediation shed and installed at the site is required prior to bidding, and the winning bidder will be reimbursed for costs for the site visit based on this bid contingency estimate, if applicable.

Bids shall include product specifications for the components that need to be replaced, and estimated costs to refurbish existing equipment.

The bid must also include a description of the method that will be used to drawdown the water table below the top of the screen of RW-1 during system startup. Any other issues can be addressed during the Question and Answer period of the public bid process (e.g. if more equipment than anticipated appears necessary, etc.)

Replace missing parts, refurbish, and restart the SVE system at RW-1. Note that a sufficiently powerful blower system will be required to keep the groundwater level below the top of the screen at RW-1, and some form of drawdown of the water table is required when restarting the system (groundwater elevation was 22.73 feet bgs during the most recent measurement, and the top of the screen of RW-1 is 28 feet bgs). Free product has never been recorded at RW-1 and it is expected to be absent at the time of restart of the SVE system. However, a plan for removing free product from this well prior to system startup, if needed, shall be part of the bid. Mob/demob and per diem costs are to be included with the bid quote.

Note that a rise of the water table to 17 ft bgs in the spring and summer of 2008 (a period of flooding in southern Wisconsin) and a subsequent drop to more typical elevations, is expected to result in a much greater than average smear zone and associated contaminant removal rate during the restart of the SVE system. Therefore, significant and frequent adjustments to flow rates are likely to be necessary during the early phases of system operation. Mob/demob and per diem costs are to be included with the bid quote.

Monitor groundwater for PVOCs plus naphthalene at MW-4 and PZ-1 prior to restarting the SVE system. During this monitoring event, redevelop RW-1 by surging, and determine hydraulic conductivity at RW-1 and MW-4. Approximately 90 days after restarting the SVE system, conduct the first of four quarterly monitoring rounds for PVOCs plus naphthalene at MW-4 and PZ-1. During the final quarterly round of groundwater monitoring, analyze for PVOCs plus naphthalene at MW-1, MW-2, and MW-5 in addition to MW-4 and PZ-1. Collect groundwater elevation data and free product thickness measurements at these five wells during all of the groundwater

monitoring events. The screen depths of the wells to be sampled, in feet below ground surface, are: 23-33 at MW-1, 18-28 at MW-2, 22.7-37.7 at MW-4, 22.9-37.9 at MW-5, and 42-47 at PZ-1. Mob/demob and per diem costs are to be included with the bid quote.

Submit a brief report to DNR and Commerce within 30 days of receipt of analytical results from the third round of groundwater monitoring (second round of monitoring subsequent to restarting the SVE system). The report must include tables of all historical and new groundwater analytical data, groundwater elevations at MW-1, MW-2, MW-4, MW-5 and PZ-1 from 8/9/2007 to present, free product thickness from 8/9/2007 to present, calculated vertical hydraulic gradient at MW-4/PZ-1 from the new rounds of elevation data, operation and maintenance data for the SVE system, and copies of laboratory analytical reports. Flow maps are not required.

Submit a brief report to DNR and Commerce within 30 days of receipt of the analytical results from the final round of groundwater monitoring. The report shall contain the same items as those listed in the above paragraph. Unless prior approval has been provided by DNR and Commerce, turn off the SVE system at the time of the final sampling round. The site will be reviewed for a potential closure request or additional remedial action at this time. If the site does not appear to be ready for a closure request, provide recommendations for obtaining closure of the site.

Online (Web) Reporting per Comm 47.70 is required for the duration of this project.

For any and all additional tasks and costs for this bid work scope, activities will be further reviewed by Commerce and DNR using the U&C Cost Schedule and/or bid variance approval process.

Upon completion of the bid work scope activities, further tasks and costs will be reviewed and considered using either the bid deferment process or the public bid process.

The bid response will be reviewed for costs for the life of the project – total bid amount plus contingency costs, if applicable, in order to determine the compliant, least cost service provider.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).

4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid

is not allowed. No bid shall be altered or amended after the time specified for the bid end date.

8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 66

(1st Page)

Department of Commerce PECFA Program

Site Name: Belmont Country Store

Commerce #: 53510-9999-78-A

BRRTS #: 03-33-001135

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 67**(2nd Page)**

Department of Commerce PECFA Program

SITE NAME: Belmont Country Store
COMMERCE #: 53510-9999-78-A
BRRTS #: 03-33-001135

Consulting Firm Name: _____

A bid will be considered to be non-compliant if the bid response does not include separate tabulation of cost for each activity.

1	Replace missing parts, refurbish, and restart the SVE system (quote includes mob/demob, and per diem).	\$	
2	Five rounds of groundwater monitoring for PVOCs plus naphthalene at MW-4 and PZ-1. The first round shall include redevelopment of RW-1 and measurement of hydraulic conductivity at RW-1 and MW-4, per the text of the bid. The final round shall include PVOCs plus naphthalene at MW-1, MW-2, and MW-5 (quote includes mob/demob, and per diem).	\$	
3	Removal and disposal of free product from RW-1, if necessary, prior to SVE startup.	\$	
4	Reporting and Regulatory Correspondence (includes Web Reporting per Comm 47.70).	\$	
5	PECFA Claim Preparation	\$	
6	Total Bid Amount	\$	
Contingency Costs – (Will be Approved and Added to the Bid Cap as Needed)			
7	Remedial equipment inspection prior to bidding – includes costs for mob/demob as a lump sum, if applicable.	\$	